

AUTUMN FINDS REAL ESTATE BROKERS' HANDS FULL

BUILDING PERMITS DROP NEARLY HALF

Inspector* Ashford Attributes Decrease to Labor Troubles.

Largest Operation Is \$70,000 Hotel—Northwest Busiest Section.

Building operations in the District for September showed an unusual slump both in the number of permits issued and the aggregate sum total of the estimated cost of repairs and new buildings, as compared with the month of August.

Building Inspector Ashford's report for the month shows that there was a decrease in building operations of \$43,575. The total for September was \$46,118, while the total for August was \$89,693—a decrease of nearly half.

Asked for an explanation of the heavy decrease of nearly a half million dollars, Inspector Ashford said he could explain it only from one cause—the unsettled condition of the labor supply and the strike of the building trades mechanics, which has been on for two months, and which has undoubtedly had its effect in greatly reducing the number of new buildings put under way.

Decline Persistent.

He said that the month of August is generally a dull month, always followed by a sharp improvement in the month of September in all classes of building operations. Mr. Ashford said that the monthly reports covering several months showed a decline in operations, the month of July having to its credit \$67,300. The only explanation that he could offer for this condition was the labor troubles. He was of opinion that there will be no improvement in present conditions until spring and not then unless some satisfactory settlement of the existing strike is reached.

In August there were over 500 permits issued while only 362 were recorded for September. Repairs and additions to brick buildings usually form an important item in the building operations, but in September there was a decrease of \$77,281, with only \$43,575 to this account. The cost of brick buildings for September was \$36,660, a decrease of \$17,660 compared with the month of August.

Largest Permit \$70,000.

In the list of individual permits the largest was \$70,000 for a hotel. Others issued were \$40,000 for an apartment house; thirteen for the installation of machinery, amounting in the aggregate to \$100,000; one telephone exchange at \$10,000; two for automobile garages at \$5,000; one stable to cost \$10,000; three brick stores at \$6,500 and one bank and one church to cost \$10,000 each.

The summary of the September report, showing the distribution of the improvements over the various sections of the city and county and the value of the same follows:

New buildings—Northwest, \$119,649; southwest, \$310; northeast, \$30,115; southeast, \$10,910; county, \$122,830; total, \$283,614.

Repairs—Northwest, \$12,633; southwest, \$641; northeast, \$6,155; southeast, \$3,235; county, \$110,959; total, \$163,594.

SIX HOUSES ON NEW PLAN GOING UP IN NORTHWEST

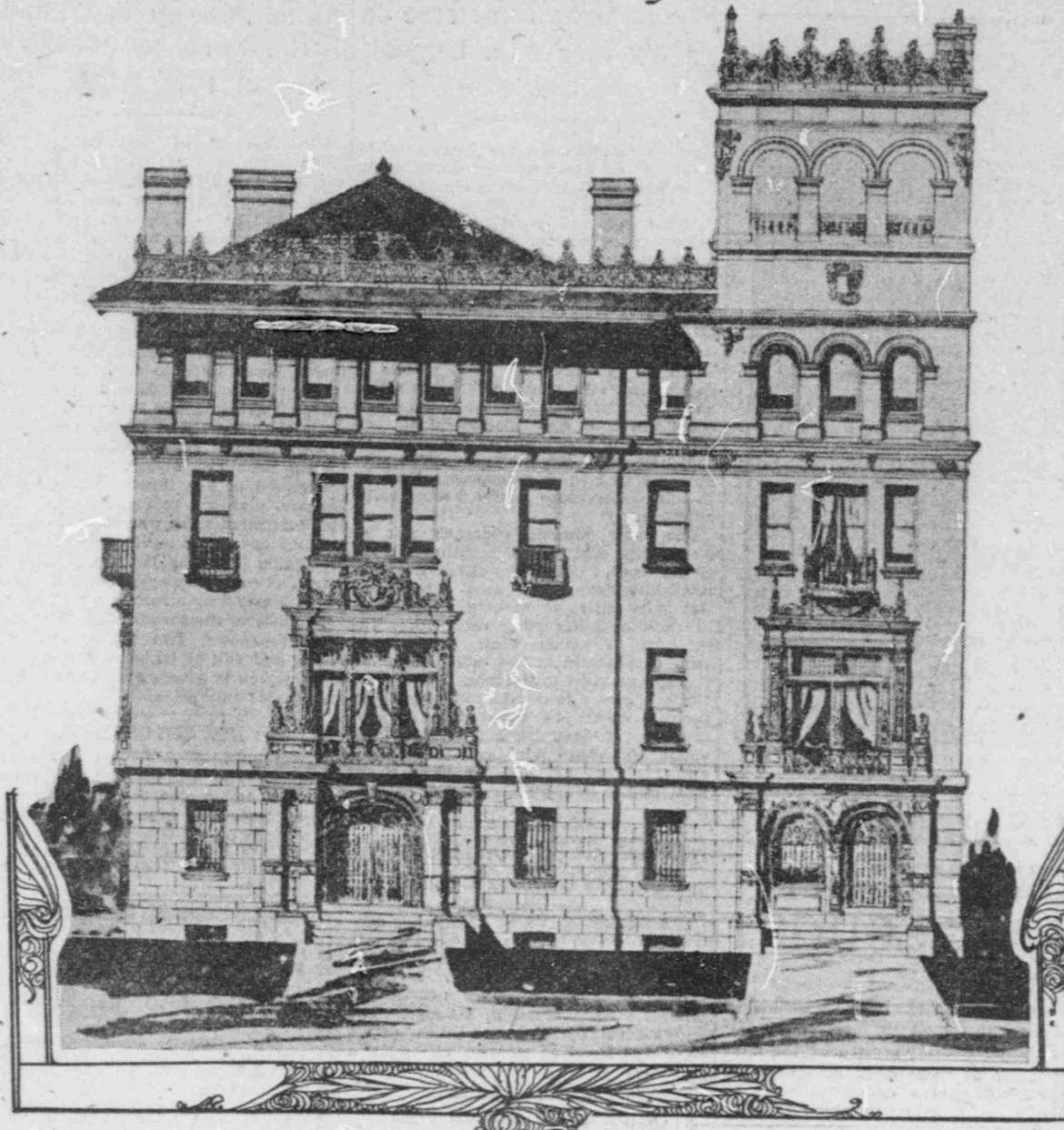
Building Inspector Ashford has issued a permit to Harry Wardman for the erection of six two-story brick houses on Fourteenth street, between Spring road and Quincy street northwest. The houses were designed by Architect A. H. Beers, and are to contain six, eight, and nine rooms each. The total investment will be in the neighborhood of \$55,000. In planning the houses several new ideas have been introduced.

NEWSPAPER MAN BUYS LOT; PLANS AN ATTRACTIVE HOME

Through the office of Allen E. Walker, in connection with Thomas J. Fisher & Co., James D. Whelpley, a newspaper correspondent, has purchased a lot on Twenty-fourth street, between S and T streets, Kalorama Heights, on which he expects to erect a home.

The lot has a frontage of 50 feet by a depth of 123 feet, and was bought for \$6,000. It is but a half block north of Massachusetts avenue.

Houses in Spanish Style Are Planned by Hendersons



PLANS FOR RESIDENCES, WHICH WILL RESEMBLE NOTED CASA DE MONTEREY IN SALAMANCA.

Early Renaissance Copied by Architect in Designing Handsome Residences for Sixteenth Street Sites—Near New French Embassy.

The upper section of Sixteenth street, north of the boundary, or Florida, avenue as it is now designated, is soon to be still further improved by two handsome houses, which former Senator and Mrs. John L. Henderson contemplate having erected at 2220 and 2222 Sixteenth street, just above Euclid street, and about fifty feet north of the Venetian house, now occupied by Secretary Oscar L. Straus, which is also owned by the Hendersons.

The design of the houses, which, although two separate and distinct dwellings, will have the appearance of one large house, is by Architect George Oakley Totten, Jr., and is of the early Spanish renaissance, of which the beautiful Casa de Monterey at Salamanca, Spain, is such a noted and historic example. The architect has taken that as his motif, and has fashioned these houses as closely after the style of that famous palace as the exigencies of the situation would permit.

White Marble and Cement.

The first story will be built of white marble, while the exterior of the upper stories will be of white cement mixed with marble dust to give a glistening white effect, while the roof will be of red Spanish tiling, producing a most striking contrast. A unique feature of the smaller house, having a width of twenty-five feet, as against thirty-five feet for the larger one, will be the tower room above the main roof, framed with glass on all sides, forming a charming sun parlor.

In the larger house the first floor will contain a reception room and reception hall, two offices, together with the kitchen and other rooms, while on the

second floor will be a large drawing room, reception hall, dining room, breakfast room, and butler's pantry. The color scheme of the dining room is to carry out the Spanish idea in black and gold. The upper floors will contain sleeping chambers, baths, and the like. There will be a roof garden provided for on top of the house.

Will Be Like Larger House.

The smaller house will be carried out on the same general plan and arrangement. In this the saloon will be finished in white with delicate Spanish moldings, while the dining room will also be in white.

Mr. Totten is an honorary member of the Spanish Society of Architects, and has made a careful study of Spanish architecture. In taking the early Spanish renaissance, which is so entirely different and distinct from the Mission, or so-called Spanish style, he has developed four of them. The prices paid were \$7,500 and \$7,350, respectively. These houses are three stories high, of modern design and most attractive in appearance. They will not be ready for occupancy for several weeks.

DORSETT SHOE CO. INCORPORATES

The W. N. Dorsett Shoe Company has been incorporated with a capital stock of \$20,000. The officers are W. N. Dorsett, president; G. L. Baker, vice president, and R. S. Bowie, secretary-treasurer.

It is not unlikely that a shoe factory may soon be added to Washington's various business enterprises.

GEORGETOWN P. O. NEARLY FINISHED

Residents on P Street Want Asphalt Substituted for Belgian Blocks.

The addition to the Georgetown post office, on Thirty-first street, between M and N streets northwest, is nearing completion. The addition will cost about \$8,000.

The residents and property owners along P street, from Twenty-fourth to Wisconsin avenue northwest, are now making a determined effort to have the Belgian blocks replaced by asphalt, and according to present indications they will be successful. Wisconsin avenue, from M street to P street, which needs the same improvement as P street, was thrown out of the Commissioners' estimates last year.

The Commissioners have been petitioned by a number of residents and property owners of the West End, to change the name of Brown street to Reservoir place, the former street being really a termination of Reservoir place, which was formerly T street. Brown street only extends one square from Wisconsin avenue, to Thirty-second street.

Minor E. Furr has started building a brick dwelling on the south side of Dumbarton avenue, just west of Thirty-first street northwest, on the lot he recently purchased from Miss Ethel Lockhart.

Capt. Henry Schneider, commanding the Seventh precinct, has completed the erection of a brick dwelling immediately adjoining the Seventh precinct station on the east. The house cost about \$5,000.

Keith Forrest, of Thirty-fourth and N streets northwest, has purchased a two-story frame dwelling on Prospect street, near the corner of Thirty-seventh.

William D. Green, cashier of the Potomac Savings Bank of Georgetown, has purchased a twenty-four lot on the north side of Q street, between Twenty-ninth and Thirtieth streets northwest, on which he intends to build.

The Miller Shoemaker Real Estate Company, Inc., has sold to Mrs. Mary Elizabeth Oliver, the two-story brick dwelling, 2213 J street northwest, for S. P. Sherry, two houses on Tenth street northwest; to Mary Johnson, 2215 K street northwest, being a six-room frame house, with a lot 18x150 feet; and to Jonathan N. Macpherson, a lot on Thirty-fifth street, on which a six-room brick house will be erected.

A. W. BROWN PLANS HOUSES ON EIGHTH ST. NORTHWEST

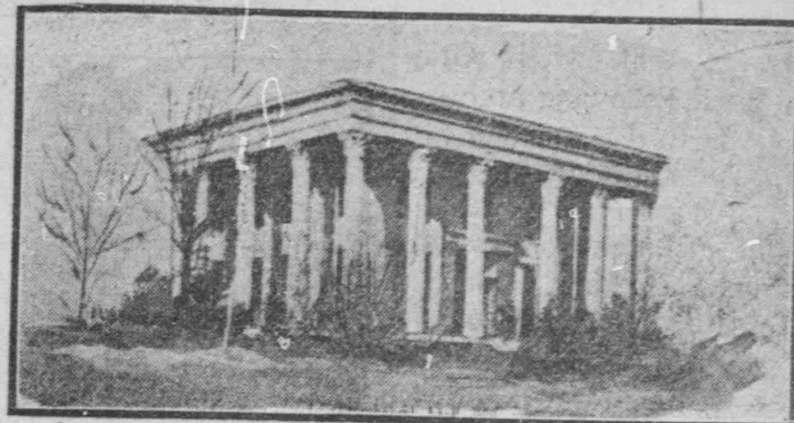
Arthur W. Brown will erect two two-story brick dwellings with slate roofs and hot-water heating systems at 4234 and 4236 Eighth street northwest. The estimated cost is placed at \$2,000.

It was but a short time ago that this high number on Eighth street would have seemed incredible, but the active building operations all through this section has given it almost a metropolitan appearance.

PLANS CHANGING HOUSE ON H STREET INTO STORE

John Miller has commissioned Architect A. H. Beers to prepare plans for the remodeling of the three-story brick dwelling at 811 H street northwest, recently purchased by him. The changes will be such as to convert the building into store property, with apartments above, as is part of H street is rapidly changing to a business neighborhood.

Ruthcomb Hall Sold; \$15,000 Reported Price



RUTHCOMB HALL, One of the Show Places Along the Potomac.

Former District Official Disposes of Beautiful Virginia Residence.

There was placed on record in the Alexandria county courthouse yesterday a deed conveying to T. A. Tyssowski, the property known as Ruthcomb Hall in Alexandria county, owned by Andrew A. Lipscomb, formerly Assistant United States District Attorney of this city, and a prominent lawyer and politician of Virginia and Washington. The consideration was not named, but the agents who made the sale, Craig & Royce, are understood to have secured approximately \$15,000 for the property.

Ruthcomb Hall is one of the show places of northern Virginia. It is built somewhat in the form of a Grecian temple with massive columns extending the entire height of the house, giving a broad portico surrounding it on three sides. It stands on a commanding elevation overlooking the Potomac river, and the broad sweep of country all around it and presents to the eye a view which travelers greatly admire. Located within one mile of the city of Washington it has all the charm of a country home, while at the same time possessing the advantages of convenient access to the city. About five acres of land is included in the tract belonging to the house.

The interior of the house is in entire harmony with its outside appearance, having large parlors, great halls, and large open fireplaces. Although a structure of comparatively recent date, the house vies with the magnificent old mansions of ante-bellum days, when the Old Dominion was noted for its hospitable homes and well-ordered estates.

WILL ERECT SIX DWELLINGS IN GEORGETOWN SECTION

Edward M. Dulin will erect, at 2604 to 2614 K street northwest, six two-story brick dwellings to be fitted with all the conveniences required in modern houses, including the hot-air heating system. The cost of the row is placed at \$15,000. The demand for small houses in the section formerly known as Georgetown has been unprecedented in the past year and builders have found it to their interest to cater to the demand with neat homes.

DIRECTORS TO MEET TO ACT ON DIVIDEND

NEW YORK, Oct. 12.—The directors of the United States Realty and Improvement Company will meet this month for the purpose of taking action on the dividend. The regular quarterly dividend of 1 1/2 per cent will be declared. At the present market price the stock would net the investor more than 13 per cent a year.

The United States Realty and Improvement Company, as is generally known, is now receiving benefits in the way of income from the Plaza Hotel. The Trinity building, at 115 Broadway, and the United States Realty building at 115 Broadway, are also showing a substantial profit. With these three new sources of income, the earnings of the United States Realty and Improvement Company from its real estate improvements is larger than it has been at any time in the history of the company.

Corner Houses are few.

We offer one

Specially

Well adapted for a

HOME

Property

Very moderate in price.

\$9,500—13th and Girard.

Two 18-foot fronts. Nos.

1304 and 1306 Girard

street; \$7,250 each; 9

rooms and bath. HOT-

WATER HEAT.

4 Sold—3 Unsold

Representative at the

above houses on Sunday.

Thos. J. Fisher & Co., Inc.

1414 F Street N. W.

FOR SALE A Capitol Hill Bargain Price \$5,150—Rents \$43 DETACHED



11 ROOMS; TWO BATHS. LOT 22.6x120; WIDE ALLEY; NEAR TWO CAR LINES. STONE & FAIRFAX, 1342 New York Ave.

LINCOLN PARK

20 NEW HOUSES (9 SOLD)

14th, 15th, A and B Streets Northeast

ONLY ONE SQUARE FROM THE PARK, ONE SQUARE FROM THE CARS.

We cannot describe to you the many attractive features and new ideas in these houses. You must see them for yourself. They are convincing.

\$3,300-HOMES-\$3,500

\$300 to \$500 Cash. \$20 to \$25 Per Month.

Fronts of Flemish bond brick, 20 feet wide; alternating bay windows and colonial porches; six rooms, very large bath, upright gas ranges; solid oak staircase; chandeliers in each room with electric attachments; with modern fixtures; large closets; concrete cellars; guaranteed furnaces, with hot-water attachments; polished floors and very attractive decorations. They are thoroughly sanitary. Plenty of light and air. Every lot runs to an alley.

SAMPLE HOUSE, 107 14TH ST., COMPLETELY FURNISHED.

Open Every Day and Sunday

LIGHTED EVERY EVENING.

ROWZEE-VAN REUTH CO.

THE RED, WHITE AND BLUE SIGN,

1925 Pa. Ave.

M. 3894

\$3,800.00 \$3,800.00

ON THE HEIGHTS

Small Cash Payment

BALANCE MONTHLY

Lots 25 Feet Front



Six large rooms and tile bath; vestibule; large cellar; hot-water heating plant, handsomely decorated, and hardwood finish; plenty of closet room.

Wescott, Wilcox & Hane

1420 F Street Northwest